

City of Rathdrum
8047 W. Main Street
Rathdrum, ID 83858
www.rathdrum.gov



Public Works Department
Planning & Zoning
P 208.687.2700
F 208.687.1377

June 14, 2024

Coldwell Banker Schneidmiller Realty
Attn: Robert Jacobs (via email)
1924 Northwest Boulevard
Coeur d'Alene, ID 83814

RE: 16125 N. Cloverdale Street – Rathdrum, Idaho
Will Serve (Water & Sanitary Sewer)

Dear Mr. Jacobs:

The City presently has water and wastewater capacity available to serve new development and plans to expand that capacity to meet future needs as further new development proposals are brought forward. The subject property has a C-2 zoning designation. At this time, we have not received a proposed commercial site development plan for this property.

The City does not absolutely reserve capacity in its utility systems for each lot platted by new subdivisions because lots may or may not be built upon at any particular time, depending upon economic factors, market absorption, etc. It is the City's intent to maintain sufficient capacity to serve the subdivision in question, but there is no guarantee that changes in capacity allocation will not require periodic or occasional restrictions on connections to utility systems. With approval of any subdivision that will rely upon municipal utilities, the City commits to provide such utilities as funding and practical considerations dictate.

Sincerely,
CITY OF RATHDRUM



Kevin Jump, PE
City Engineer